

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 13, 2018**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, February 13, 2018 at 7:00 p.m.

CALL TO ORDER:

Chairperson Larry Sullivan called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Larry Sullivan, Delario Robinson, and Eric Brossy De Dios

Board Members Absent: Theresa Amador and Ricky Choi

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

January 9, 2018 –

Action Taken: The Planning Commission approved the minutes of January 9, 2018 with amendments.

Motion: Moved by Commissioner Brossy de Dios and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, and Brossy de Dios

Noes: Commissioners: None

Absent: Commissioners: Amador and Choi

Abstain: Commissioners: None

[3.] PUBLIC HEARING:

3-A VARIANCE (V-17-01) TO EXCEED THE MAXIMUM ALLOWED FLOOR AREA RATIO FROM 35 PERCENT TO 40 PERCENT OF THE LOT AREA – 1881-1891 WEST ROCK VIEW COURT

Planner Tewasart provided a brief summary of the staff report.

MISSION STATEMENT

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Chairperson Sullivan opened the public hearing.

Applicant Jose Murguia, 601 South 3rd Avenue, Montebello, CA 90640, was present to speak on the project, on behalf of the property owner Jose Saavedra. Applicant Murguia stated that the two separate lots would allow for floor area ratio of 40 percent and combining the lots would allow for 35 percent. Other cities allow for a 60 percent floor area ratio.

Chairperson Sullivan stated that in Monterey Park larger developments are kept proportional to surrounding properties. If a variance is granted to one property, others may want the same.

Speaker Roche McCoy, 1380 Rock Haven Street, Monterey Park, Mr. Saavedra is 89 years old. He has lived in Monterey Park since 1969 and it has been his dream to buy the house. Part of the reason for the variance is that the hallways, stairways, and rooms are a little bit wider because of his age and an elevator will be put in. The extra 5 percent made a big difference in the plans. The house will not block anyone's views.

Speaker Min Kam, 1901 West Rock View Court, Monterey Park, many of the existing homes in the area was built in the 1950s and they really enjoy the area. He expressed concerns about the project being out of character of the other properties in the area.

Chairperson Sullivan closed the public hearing.

Commissioner Brossy de Dios stated that this is a single-family dwelling area and there is a code to follow and there does not appear to be a compelling reason other than the needs of the property owner to grant a variance at this time.

Commissioner Robinson stated that there are strict guidelines to what can be done and what cannot be done. There is a code and there does not appear to be a hardship to grant the variance.

Chairperson Sullivan concurred that there does not appear to be a compelling reason to grant the variance.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **denied** the requested variance for 1881-1891 Rock View Court.

Motion: Moved, by Commissioner Robinson and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes:	Commissioners: Sullivan, Robinson, and Brossy de Dios
Noes:	Commissioners: None
Absent:	Commissioners: Amador and Choi
Abstain:	Commissioners: None

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3-B TENTATIVE MAP NO. 78241 (TM-18-01) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS TO ESTABLISH AND MAINTAIN A 2-UNIT RESIDENTIAL CONDOMINIUM CONVERSION DEVELOPMENT IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE – 417 NORTH SIERRA VISTA AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Sullivan opened the public hearing.

Speaker Francisco Alonso, 415 North Sierra Vista Street #C, stated that he is neutral and does not have any objections.

Chairperson Sullivan closed the public hearing.

Commissioner Brossy de Dios inquired about the open space requirement. Director Huntley replied that the project went through the plan checking process as well as the Design Review Board and the requirements were reviewed and met.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** the requested tentative map for 417 North Sierra Vista Avenue.

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, and Brossy de Dios
Noes: Commissioners: None
Absent: Commissioners: Amador and Choi
Abstain: Commissioners: None

[4.] OLD BUSINESS:

4-A TENTATIVE MAP NO. 73622 (TM-15-04) TO ALLOW FOR A ONE LOT SUBDIVISION INTO 9-LOTS IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONE – 1585 SOMBRERO DRIVE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Sullivan opened the public hearing.

Architect Edel Vera, 3125 Andrita Street, Los Angeles, CA 90065 stated that they have been working diligently with the civil and soils engineers to try to accommodate all the concerns from the previous meeting.

Commissioner Brossy de Dios inquired about the alignment of the private streets and expressed concerns about the angle of the upper private street and how it ties into Sombrero Drive at a rather acute angle. Architect Vera replied that in order to maintain visibility at that point they tried to keep the structures away from the street and intersection.

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Commissioner Brossy de Dios inquired why the driveway was not move further east for a more perpendicular entrance. Architect Vera replied that the property currently has a dirt access and they are following the existing contours to minimize the grading.

Commissioner Brossy de Dios inquired about the approach to stormwater. Architect Vera replied that everything will be collected along Sombrero and discharged underground through piping onto the Campanita right-of-way. Commissioner Brossy de Dios inquired about the stormwater line and whether it will be outletted through a parkway drain to the gutter. Architect Vera replied that there will be an easement and they are still working on the SUMP and LID requirements to percolate as much as much as possible. This will be left over storm drainage from the upper side of the project.

Speaker Charlie Cai, 125 Campanita Court, Monterey Park, stated that he is an adjacent neighbor and is in support of the development. The existing property has been an empty lot of years and is dirty and unsafe. They understand the stability of the soil.

Speaker Rich Chow, 1536 Sombrero Drive, Monterey Park, expressed concerns about the stability of the soil. In the past year the property has slightly shifted and there are cracks in the structure. There is definitely some movement in the land there. By creating more building or development there it is going to change the integrity of the slope. He also expressed concerns about the entry on Sombrero.

Chairperson Sullivan closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **continued** the requested tentative map for 1585 Sombrero the regularly scheduled of March 27, 2018.

Motion: Moved, by Commissioner Robinson and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, and Brossy de Dios
Noes: Commissioners: None
Absent: Commissioners: Amador and Choi
Abstain: Commissioners: None

[5.] NEW BUSINESS: None.

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley provided an update on projects.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 8:01 p.m.

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Next regular scheduled meeting on February 27, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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